



**Nene Parade, March PE15 8TD**

**welcome to**

**Nene Parade, March**

**\*\* GUIDE PRICE: £200,000 - £220,000 \*\*** Stunning Two Bedroom End Terraced Cottage - Located Along the River Nene with River Garden and Riparian Rights - Lounge plus Separate Dining Room - Kitchen - Ground Floor Bathroom Enclosed Rear Garden **\*\* Short River Walk from the Town Centre \*\* MUST VIEW \*\***



### **Lounge**

12' 6" x 11' 5" ( 3.81m x 3.48m )

Window to front. Radiator. Feature fire with open chimney behind. Laminate flooring.

### **Dining Room**

9' 3" x 7' 7" ( 2.82m x 2.31m )

Window to rear. Radiator. Stairs leading off. Laminate flooring.

### **Kitchen**

9' 5" x 5' 9" ( 2.87m x 1.75m )

Door to side. Window to side. Ceramic single bowl sink with mixer taps. Range of wall and base units with wooden worktops. Electric hob and chest high electric oven. Tiled floor. Tiled walls. Spotlights. Under counter appliances.

### **Bathroom ( Ground Floor )**

Window to side. Pedestal wash hand basin with mixer taps. Low level wc. Radiator. Panelled bath with mixer taps. Tiled walls. Tiled floor. Extractor fan. Loft access. Storage cupboard housing boiler.

### **Stairs To First Floor Landing**

### **Bedroom One**

12' 5" x 11' 6" ( 3.78m x 3.51m )

Window to front. Laminate floor.

### **Bedroom Two**

9' 2" x 7' 9" ( 2.79m x 2.36m )

Window to rear. Radiator. Laminate floor.

### **Outside**

Front garden has a pedestrian walkway with access to the riverside garden, boasting riparian rights. Steps leading down.

Gated side access to

Rear garden. Mainly laid to grass with outside tap. Raised planters. Shrubs and bushes bordering. Timber shed. Outside lights



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## **Nene Parade, March**

- End Terrace Cottage
- Two Bedrooms
- River Walk from Town Centre
- River Garden with Riparian Rights
- Lounge plus Separate Dining Room

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

guide price

**£200,000 - £220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH114101 - 0004

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